



পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

AU 387747

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Addl. District Sub Registrar
Garia, South 24 Parganas

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of July 2025 (Two Thousand Twenty Five)

B E T W E E N

SRI RITTICK SHAW (Pan - NECPS6417A, AADHAAR NO. - 8764 6636 1242) son of Late Kishore Lal Shaw by religion - Hindu, by occupation - Business, by Nationality-Indian, residing at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata-700084, Dist. 24 Parganas, hereinafter called and referred to as the **OWNER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, heirs, executors, administrators, and legal representatives and assigns) of the **FIRST PART**.

AND

S.K.S. DEVELOPERS, a Proprietorship firm having its office at E-185, ramgarh, Ramkrishna Apartment, Ground Floor, P.O.-Naktala, P.S.-Netajinagar, Kolkata-700047, Dist- 24 Parganas (S) being represented by its sole proprietor **SRI SUJIT SAHA**, (PAN - AMAPS2663P, AADHAAR NO. - 8942 5352 3461) son of Late Amar Chandra Saha, by faith -Hindu, by occupation-Business, by Nationality – Indian, residing at 521, Peyarabagan, P.O.- Laskarpur, P.S. Narendrapur, Kolkata - 700153, Dist. 24 Parganas(S), hereinafter called and referred to as the **DEVELOPER** (which expression or terms shall unless excluded by or repugnant or contrary to the subject or context hereof be deemed to mean and include its successors-in-office and/or his respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Biswanath Mondal son of Late Natabar Mondal was the sole and absolute recorded owner of All that piece and parcel of "Bastu" land measuring 2 cottahs more or less alongwith other landed properties within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian no. 1395, appertaining to R.S. Dag No. 185, P.S.-Narendrapur formerly Sonarpur, Kolkata-700084, District South 24 Parganas.

AND WHEREAS due to urgent need of money said Biswanath Mondal son of Late Natabar Mondal, by virtue of the Deed Conveyance dated 24.12.1979 executed at the office of the District Registrar at Alipore and recorded in Book

No. I, volume No. 174, page No. 202 to 205, being No. 7031 for the year 1979, sold, transferred and conveyed the 'Bastu' land measuring **2 cottahs** more or less alongwith 100 sq.ft. tile shed residential structure standing thereon, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.s. Khatian No. 1395, appertaining to R.S. Dag No. 185, within the local limits of the Rajpur Sonarpur Municipality, ward No. 29, Holding No. 45, Garia raod, P.S. Narendrapur formerly Sonarpur, Kolkata - 700084, District South 24, in favour of (1) Smt. Gouri Das wife of Sri Nikhil Das and (2) Sri Nikhil Das son of Manindra Das of Garia Briji Road, P.s. Jadavpur, Kolkata.

AND WHEREAS said (1) Smt. Gouri Das wife of Sri Nikhil Das and (2) Sri Nikhil Das son of Manindra Das, by virtue of the aforesaid Deed of Conveyance vide Deed No.7031/1979 became the joint owners of the aforesaid land measuring 2 Cottahs within Mouza Barhans Fartabad , R.S. Khatian No. 185 and they mutated their names by paying necessary tax and other outgoings and stardedresiding there by marking residential structure thereon. Aforesaid Smt. Gouri Das and Sri Nikhil Das while jointly enjoying and possessing the aforesaid land measuring 2 Cottahs more or less, due to urgent need of money and other weighty causes sold , transferred and conveyed the aforesaid Bastu land measuring 2 cottahs more or less in favour of Kishore Lal Shaw son of Manohar Lal Shaw of Garia Kolkata 700084, against valuable consideration mentioned in the said Deed of Conveyance, written in Bengali language and character which was duly executed on 10.12.1997 at the office of the A.D.S.R. Sonarpur South 24 Parganas and recorded in Book No. I, Volume No. 148, Page No. 319 to 324, being No. 9289 for the year 1997.

AND WHEREAS one Biswanath Mondal and Smt. Kalomani Dasi wife of Late Laxman Mondal ware the recorded joint owners of All That piece and parcel of land measuring 10 Decimals more or less alongwith other landed properties within Mouza Barhans Fartabad J,L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, appertaining to R.S. Dag No. 185, presently within the local limits of the Rajpur-Sonarpur Municipality, ward

No.29, Holding No. 45, Garia Road, P.S. Naredrapur formerly Sonarpur, Kolkata- 700 084, District South 24 Parganas.

AND WHEREAS said Biswanath Mondal and Smt. Kalomani Dasi while jointly enjoying and passing the aforesaid land in equal share, said Smt. Kalomani Dasi sold, transferred and conveyed her undivided $\frac{1}{2}$ share in favour of said Biswanath Mondal by virtue of a Deed of Conveyance dated 24.12.1979, which was duly executed at the office of the District Registrar at Alipore and recorded in Book No. I, Volume No. 174, Page No. 198 to 201, being No. 7030 for the year 1979, and said Biswanath Mondal thus became the sole and absolute owner of the aforesaid land measuring 10 Decimals.

AND WHEREAS SAID Biswanath Mondal thus being the sole and absolute owner while enjoying and occupying the aforesaid land died intestate leaving behind his wife Kamala Mondal, one son Sri Tarun Mondal and three daughters Rani Mondal, Gouri Das and Rama Hait as his only legal heirs and successors.

AND WHEREAS the aforesaid legal heirs and successors of said Biswanath Mondal by virtue of Hindu law of inheritance become the joint owners and while they jointly enjoying and occupying the aforesaid land, on 04.11.1992 entered into a General Power of Attorney which was registered at the District Registrar at Alipore vide Deed No. 727 for the year 1992, and thereby empowered Smt. Kamala Bala Mondal as their lawful constituted Attorney.

AND WHEREAS said Smt. Kamala Bala Mondal being the lawful constituted Attorney sold transferred and conveyed the aforesaid land in favour of Sri Balai Mondal son of Late Biswanath Mondal of Barhans Fartabad, P.S. Sonarpur, District South 24 Parganas by virtue of a registered Deed of Sale written in Bengali language and character and executed on 05.04.1993 and registered at the office of the District Registrar at Alipore vide Deed No. 4977 for the year 1993

AND WHEREAS said Sri Balai Mondal son of Late Biswanath Mondal, by virtue of the aforesaid Deed of Conveyance vide Deed No. 4977/1993 became the sole and absolute owner of the aforesaid land measuring 2 cottahs 2 chittacks 26 sq.ft. more or less alongwith other landed properties within Mouza Barhans Fartabad, R.S. Khatian No. 1395, R.S. Dag No. 185 and he mutuated his name by paying necessary tax and other outgoings and started residing there by making residential structure thereon. Aftersaid Sri Balai Mondal son of Late Biswanath Mondal while solely enjoying and possessing the aforesaid land, due to urgent need of money and other weighty causes sold , transferred and conveyed the land measuring 2 Cottahs 2 Chittacks 26 Sq.ft. more or less in favour of Kishore Lal shaw son of Manohar Lal shaw of Garia Kolkata 700084, against valuable consideration mentioned in the said Deed of Conveyance, written in Bengali language and character which was duly executed on 17.05.2000 at the office of the A.D.S.R. Sonarpur, South 24 Parganas and recorded in Book no. I, Volume No. 71, Page No. 29 to 34, being No. 4146 for the year 2000.

AND WHEREAS said Kishore Lal Shaw son of Manohar Lal Shaw by virtue of aforesaid two separate sale Deed (Deed No. 9289/199 and Deed No. 4146/2000) became the sole and absolute owner of two separate plot of land adjacent to each other and measuring 2 cottahs and 2 cottahs 2 chittacks 26 sq.ft. i.e. total 4 cottahs 2 chittacks 26 sq.ft. more or less within Mouza Barhans Fartabad , J.L. No. 47, R.S. No. 7, pargana Medanmalla, Touzi No. 109, comprised in R.S. Khatian No.1395 appertaining to R.S. Dag No. 185, P.S. Sonarpur now Narendrapur, Kolkata – 700084, District South 24 Parganas and he amalgamated the said two plots into a single Holding in the records of the Rajpur-sonarpur Municipality, being Holding No. 45, Garia Road, Presently within ward No. 29.

AND WHEREAS said Kishore Lal Shaw died intestate on 28.05.2004 leaving behind his wife Smt. Amla Shaw and two sons namely Sri Raj shaw and Sri Rittick Shaw as his legal heirs and successors and on 21.04.2023 said Sri Raj Shaw also died intestate being a bachelor at the time of his death, leaving

Shaw son Late Kishore Lal Shaw of residing at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata-700084, Dist. 24 Parganas, by virtue of a registered Deed of Gift and executed on 20.03.2024 and registered in the office of D.S.R - II Alipore vied Book no- I, Volume no-1602-2024, Pages from 128440 to 128461, being Deed no-160204408 for the year 2024.

AND WHEREAS Rittick Shaw now became the owner of the aforesaid land measuring 4 cottahs 2 Chittacks 26 sq.ft. more or less alongwith 400 sq.ft. tile shed cemented flooring residential structure, within Mouza Barhans Fartabad J.L. No. 47, R.S. No. 7, Pargana Medanmolla, Touzi No. 109, comprised in R.S. Khatian No. 1395 appertaining to R.S. Dag No. 185, P.S. Narendrapur, Kolkata-700084, and recorded his name in the assessment registered of the Rajpur Sonarpur Minicipality by mutation his name and paying all necessary taxes as owner and the said property which is known as Holding No. 45, Garia Road, within Ward No. 29, and recorded in his name with the local B.L.& L.R.O. concerned official-Sonarpur being which known as L.R. Dag No. 185 under L.R. Khatian No. 5547, District South 24 Parganas and the said property is free from all encumbrances and liabilities whatsoever.

AND WHEREAS the owner herein during seized and possessed in respect of her aforesaid property intended to develop her said property by constructing a **G+III** storied building structure thereupon, consisting with several self contained flats, shop room and car parking together with other common facilities, but due to lack of his sufficient funds and also incapability to make construction he was expecting to develop his said property through a Developer, but in the meantime the Developer herein came into close touch and knowing the intention of the Owner, approached the Owner to construct the new proposed building consisting with several self contained flats, car parking and other spaces at the cost of the Developer on the property described in the Schedule below as per sanctioned by the Rajpur-Sonarpur Municipality on certain terms and conditions to which the Owner agreed.

behind his mother Smt. Amli Shaw (the Donor therein) and his brother Sri Rittick Shaw (the Donee therein) as his legal heirs and successors.

AND WHEREAS in the manner aforesaid Smt. Amli Shaw and Sri Rittick Shaw now became the joint owners of the aforesaid land measuring 4 cottahs 2 Chittacks 26 sq.ft. more or less alongwith 400 sq.ft. tile shed cemented flooring residential structure, within Mouza Barhans Fartabad J.L. No. 47, R.S. No. 7, Pargana Medanmolla, Touzi No. 109, comprised in R.S. Khatian No. 1395 appertaiing to R.S. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, ward no. 29, Holding No. 45, Garia Road, P.s. Sonarpur MNow Narendrapur, Kolkata-700084, District South 24 Parganas and each of them became the owner of undivided $\frac{1}{2}$ share of the aforesaid land and they recorded their names in the assessment registered of the Rajpur Sonarpur Minicipality by mutating their names and paying all necessary taxes as owners and the said property which is known as Holding No. 45, Garia Road, within Ward No. 29 of Rajpur Sonarpur Municipality and the said property is free from all encumbrances and liabilities whatsoever.

AND WHEREAS the Amli Shaw wife of Kishore Lal Shaw to provide undivided $\frac{1}{2}$ share of the aforesaid property i.e. undivided land measuring **2 cottahs 1Chittacks 13 sq.ft.** more or less alongwith undivided 200 sq.ft. tile shed cemented flooring residential structure, out of total land measuring 4 cottahs 2 Chittacks 26 sq.ft. more or less alongwith 400 sq.ft. tile shed cemented flooring residential structure, She executed a registered general power of attorney execute on 20/02/2024 and registered in the office of D.S.R - IV Alipure vied Book no- I, Volume no- 1604-2024, Pages from 64034 to 64053, being Deed no-160402175 for the year 2024 to her brother Sri Pratap Lal Shaw son of Late Basu Shaw residing at 7/H/62 Kamar Danga Road, P.O. Gobindo Khattick Road, P.S. Beleghata, Kolkata-700046, for executed Deed of Gift.

AND WHEREAS said Sri Pratap Lal Shaw being the lawful constituted Attorney transferred and conveyed the aforesaid land in favour of Sri Rittick

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows :-

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-

ARTICLE-I

1. **OWNER** : Shall mean **SRI RITTICK SHAW** son of Late Kishore Lal Shaw by religion-Hindu, by occupation-Business, by Nationality - Indian, residing at Tribeni Apartment, Garia Main Road, P.O. Garia, P.S. Narendrapur, Kolkata-700084, Dist. 24 Parganas,.
2. **DEVELOPER** : shall mean "**S.K.S. DEVELOPERS**" a proprietorship firm having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. – Ramgarh, P.S. Netaji Nagar, Kolkata – 700047, District 24 Parganas (South), represented by its sole proprietor **SRI SUJIT SAHA** son of Late Amar Chandra Saha, by faith Hindu, by occupation Business, By Nationality – Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153.
3. **THE PREMISES** : shall mean and include **ALL THAT** land measuring **4 cottahs 2 Chittacks 26 sq.ft.** more or less alongwith 400 sq.ft. tile shed cemented flooring residential structurestanding thereon, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 5547, appertaining to R.S. and L.R. Dag No. 185, within the local limits of the Rajpur-Sonarpur Municipality, ward no. 29, Holding No. 45, Garia Road, P.S. Narendrapur, Kolkata-700084, District South 24 Parganas.

4. **THE PROPOSED BUILDING** : shall mean and include **G + III** storied Building proposed to be constructed on the said premises conformity with the Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality.
5. **THE BUILDING PLAN** : shall mean the Building Plan to be prepared by the Architect for the construction of the building sanctioned and also shall include any amendment and/or modification by the Rajpur-Sonarpur Municipality.
6. **OWNER ALLOCATION** : **G+III** storied building Total Number of flats 3 (Three) and car parking space as per the sanction plan by the Rajpur Sonarpur Municipality.

Flat no. 1A, 1st floor , North East side, carpet area 671 sq.ft., built up area 911 sq.ft., super built up area 1139 sq.ft. more or less.

flat no. 1B , 1st floor, North West side, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

flat no. 3A, 3rd floor, North East side, carpet area 671 sq.ft., built up area 911 sq.ft., super built up area 1139 sq.ft. more or less.

Two car parking space i.e. , parking space no. 3 and 4 parking space 135 sq.ft. each & 56 sq.ft. more or less. Two wheeler parking ground floor as per proposed sanction building plan and Rs. 20,00,000/- (Rupees Twenty Lakhs) only total consideration money not refundable.

Payment Terms :

1) At the time of Development agreement	Rs. 14,00,000/-
2) At the time of 2 nd floor roof casting	Rs. 2,00,000/-
3) At the time of Top floor roof casting	Rs. 2,00,000/-
4) At the time of brick wall	Rs. 2,00,000/-

7. **DEVELOPER'S ALLOCATION :** G+III storied building Total Number of flats 3 (Three), shop and car parking as per the sanction plan by the Rajpur Sonarpur Municipality.

2nd floor, flat no. 2A, North East site carpet area 671 sq.ft., built up 911 sq.ft., super built up 1139 sq.ft. more or less.

2nd floor , flat no. 2B, North West site, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

3rd floor, Flat no. 3B, north West site, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

Ground floor owner allocation and common area except ground floor area parking no. 1, 2 & 5 & Store/Shop/Two wheeler parking developer allocation.

8. **STIPULATED PERIOD OF THE PROJECT :** shall mean 24 (Twenty) months from the date of sanctioned building plan by Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6 (Six) Months of construction due to force majeure.

9. **SPECIFICATION :** shall mean first class and good standard materials for construction and completion of the building more fully described in the Fifth schedule hereunder written.

10. **MAINTENANCE :** shall mean maintenance of the common facilities, common inside, total outside portion of the building, shall be the joint responsibilities to be borne by the flat owner including owner herein but maintenance of internal facilities shall be borne by the respective flat owner.

11. **ARCHITECT** shall mean such plan, Revise Plan/Plans to be prepared by the Architect for the construction of the Building and to be sanctioned by the Rajpur-Sonarpur Municipality.

12. **BUILT UP AREA** shall mean and include the carpet area of the said unit plus thickness of the other and inner walls, Cup boards, open ducts proportionate share of service area, proportionate area of stair case from ground floor up to the top floor and projection area of the said unit.
13. **COMMON FACILITIES** : shall include roof stair, ways landing, stair cases, passage, overhead water tank, electric meter room/place etc. which shall be required for common enjoyment.
14. **TRANSFeree** shall mean and include any firm, Association, person to whom any space in the building is proposed to be transferred.
15. **TITLE DEED** shall mean all the documents of title relating to the said premises.
16. **WORDS** importing singulars shall include plural vice versa and words importing masculine shall feminine and vice versa.
17. **LAND** shall mean the land below under the said building to be constructed on the said premises.
18. **THE SALEABLE SPACE/AREA** : shall mean and include the flat/flats, car parking space/spaces, which would be sold by the Developer in respect of the Developer's allocation to the intending purchaser/purchasers which have to be constructed at the proposed building and the Developer has sole and absolute discretion to receive the earnest money, consideration amount from the intending purchaser/ purchasers in respect of the property of the Developer's allocation at the said Premises.
19. **PROPORTIONATE SHARE** shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the Building.

ARTICLE-II

- 1) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land.
- 2) The said land is free from all encumbrances, charges, liens, lis pendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the owner have good and marketable title in respect of the said land.

ARTICLE-III

- 1) The owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by the Rajpur-Sonarpur Municipality and to commercially exploit the same by entering into an agreement for sale and otherwise complete or transferring in respect of the Developer allocations herein mentioned.
- 2) To get all applications, plans and other papers and documents signed by the owner as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owner at the entire Developer costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, **PROVIDED HOWEVER THAT** the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall constructed multi storied building on the said land at its own costs.
- 3) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the

Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal with the Developer Allocation in the new Building in the manner hereinafter stated.

ARTICLE-IV

- 1) The Owner shall grant to the Developer/Second Part herein, a Registered Development Power of Attorney for sale of Developer allocation, proportionate share of land underneath construction of the proposed building in lieu of cost of the construction of owner allocation, for receiving earnest money, consideration amount from the intending purchaser/purchasers of the Developer allocation, to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the Building and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality, W.B.S.E.D.C.L. Ltd., and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer Allocation.
- 2) That the Developer hereby undertakes that save and except the construction as per agreement it shall not be entitled to create any possessory right over the said property. It is hereby further undertake by the Developer that they shall not be entitled to use the said property for any other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to any one till owner's allocation in the proposed building are delivered.

ARTICLE-V

POSSESSION

Immediately on execution of this Agreement the owner shall put the Developer in physical possession of the said land and shall handover the peaceful vacant

possession of the entire area of land for proposed construction of the new building.

ARTICLE- VI

SPACE ALLOCATION

1. The Developer shall on completion of the New Building put owner in undisputed vacant possession of the owner allocation as mentioned in the Article-I Clause No. 6 in the Said new building as Owner allocation together with the all rights in common to the common portion with the stipulated period of 24 (Twenty Four) months from the date of execution sanctioned building plan by Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6(Six) Months of construction due to force majeure.
2. After the allocation to the Owner and to the Developer of their respective allocations in the manner herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.
3. Subjects to what is herein before provided the owner shall be entitled to transfer or otherwise deal with the other's allocation as Owner allocation as mentioned in the Article-I, Clause No. 6, in the new building, without any right, claim or interest therein whatsoever of the Developer.
4. After providing land owner's allocation mentioned in clause No-6 the Developer shall be exclusively entitled to sell the Developer allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer allocation.
5. In so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the owner however that such dealing shall

not in any manner fasten or create any financial liability upon the owner. The Developer will have the responsibility/liability out of any accident during the period of construction.

ARTICLE-VII
CONSIDERATION

In consideration of the Owner having agreed to permit the Developer to commercially exploit the said land in accordance with the sanctioned plan by the Rajpur-Sonarpur Municipality and the Developer agreed to allocate to the Owner all that the property mentioned in the Owner allocation stated above.

ARTICLE- VIII
BUILDING

1. The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the sanctioned plan by the Rajpur-Sonarpur Municipality with good and standard materials as may be specified by the Architects from time to time.
2. Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.
3. The Developer shall install/erect in the said proposed building at its own costs viz. as per the specification and drawings provided by the Architect, pump, water storage reservoir, overhead tanks, electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or multi storied building in the area of the **Rajpur-Sonarpur Municipality** having self-contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.
4. The Developer shall at its own costs and expenses and without creating any financial liability upon the owner construct and complete the said proposed building and various units and/or apartments therein in

accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Rajpur-sonarpur Municipality made or abused to be made by the Developer.

5. All costs charges and expenses including architects fees for the sanction of the plan shall be borne/discharged by the Developer.
6. The Developer is entitled to get and dispose of the debris of the existing structure over the said plot of land.

ARTICLE-IX

COMMON FACILITIES

1. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owner until the completion of and handing over possession to all the owner of the proposed building.
2. As soon as construction of the proposed building is completed the Developer shall give written notice to the owner, requiring the owner to take possession of the owner allocation in the building having been completed in all respect according to specification and plan thereof.
3. Any transfer or any part of the Owner or Developer allocation in the proposed building shall be subject to other, provisions hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the common facilities in the new building. The Developer shall bear the expenses of boring water charges and also incur the shifting of mother meter.
4. The owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement. The owner shall have no right to rescind or cancel this

Agreement or the Registered Development Power of Attorney till consent is given for rescind by the Developer.

ARTICLE-X

OWNER OBLIGATION

1. To make out a marketable title in respect of the said property free from all encumbrances charges, liens, lis pendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, deeds, Rajpur-sonarpur Municipality, Tax Bill, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the Owner further undertake to obtain all necessary permission in order to avoid any legal discrepancy which may arise in future in regard to title/ownership of the property.
2. The Owner hereby agree and covenant with the Developer not to act or to cause any interference or hindrance in the construction of the said terms of this Agreement.
3. The Owner agree and covenant with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer allocated portion in the building.
4. On receiving the owner allocation by the owner, the owner or his men and agents are duty bound to pay the proportionate-share of maintenance charge, common tax of the building to be imposed by the Rajpur-sonarpur Municipality till mutation and separation of owner allocation with their names.

ARTICLE-XI

DEVELOPER OBLIGATION

1. The Developer, at its own cost and expenses, will complete the construction of the proposed building within 24 Month date of sanction plan by Rajpur Sonarpur Municipality, six month extension of the period of the First

Schedule mentioned land. The period may be extended subject to force majeure or other avoidable circumstances.

2. The Developer hereby agree and covenant with the owner not to do any act deed or thing whereby the owner are prevented from enjoying selling assigning and/or disposing off any of the owner allocation in the said proposed building at the said premises.
3. The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allotted flat/allocation from the intending purchaser or purchasers and same shall be enjoyed by the Developer.
4. The Owner shall bound to accept their allocated portion as and when completed, in any case if they disagree to accept it, the Developer shall not be liable for the same and it will not affect under any circumstances the Developer for the purpose of executing the Deed of Conveyance in respect of the flats, car parking and shop room etc. of the Developer's allocation.
5. That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretionary of the Developer and the shall not interfere in any way with the construction of the said building complex.

ARTICLE-XII

DEVELOPER INDEMNITY

1. The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act omission or commission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

ARTICLE- XIII**TITLE DEEDS**

1. The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the subsistence of this Agreement and the Developer shall be entitled to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes. But after disposing of Developers allocated portions, the Developer shall be bound to give back all the original documents to the land owner.

ARTICLE- XIV**FORCE MAJEURE**

FORCE MAJEURE : shall mean and include earth-quake, commotion, flood, riot, storm, Covid Mahamari, non-availability of building materials and other natural calamities.

ARTICLE-XV**MISCELLANEOUS**

1. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owner.
2. The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owner hereby given their consent to abide by the same.
3. The name of the Building shall be such as may be suggested by the Developer mutually.
4. All the flat owner use only common passage on the ground floor the said building
5. Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the

Owner if delivers by hand and duly acknowledged or sent registered post to the registered office of the Developer.

6. Proportionate amount install of transformer and mother meter to be paid by the purchasers.
7. The Land owner shall pay 50% amount for installation of transformer for the said building of total amount of WBSEDCL as per the Quotation.
8. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
9. That the pump and electric meter will be installed as per sanction plan.
10. That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.
11. The Developer shall have the right to borrow money from any bank or any financial institution without creating any liability upon the owner for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility.
12. District Courts of South 24-Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.
13. That it is to write in the final agreement that all the responsibility regarding construction procedure shall be upon developer, no deviation is allowed , on extra roof is allowed and if any untoward incident happens there which includes local hazard will be the sole responsibility of the developer
14. That the developer is forbidden to raise any extra floor in the building and any developer portion will not be kept for personal benefit, the contract means the developer will sale and dispose the Developer's Allocation only and accordingly will leave the project.

15. That the owner shall have right to enter into the project during the construction period with having right to enquire about the construction procedure and for which the developer must co-operate and the developer will do the necessary reasonable extra fittings and fixtures in the portion of Owner's Allocation with cost
16. That it is to right that unless the owner are getting their possession in their new building, after that the developer can handover the possession to the purchasers, of the Developer's Allocation
17. That all the area tax and outgoing of the building will be borne by the developer and the developer will continue for payment of all outgoings and taxes during the project only the owner will pay taxes and outgoings in respect of their allotted portion after getting possession in the new building

THE SCHEDULE 'A' REFERRED TO

ALL THAT piece and parcel of land measuring **4 cottahs 2 Chittacks 26 sq.ft.** more or less alongwith 400 sq.ft. tile shed cemented flooring residential structurestanding thereon, within Mouza Barhans Fartabad, J.L. No. 47, R.S. No. 7, Touzi No. 109, comprised in R.S. Khatian No. 1395, L.R. Khatian No. 5547 appertaining to R.S. and L.R. Dag No. 185, within the local limits of the **Rajpur-Sonarpur Municipality**, ward no. 29, Holding No. 45, Garia Road, P.S. Narendrapur formerly Sonarpur, Kolkata-700084, District South 24 Parganas, The entire land is butted and bounded as follows :-

On the North By	:	25' canel side Road
On the South By	:	R.S. Dag No. 184
On the East By	:	R.S. Dag No.186
On the West By	:	R.S. Dag No. 185

THE SCHEDULE 'B' REFERRED TO

OWNER ALLOCATION : G+III storied building Total Number of flats 3 (Three) and car parking space as per the sanction plan by the Rajpur Sonarpur Municipality.

Flat no. 1A, 1st floor, North East side, carpet area 671 sq.ft., built up area 911 sq.ft., super built up area 1139 sq.ft. more or less.

Flat no. 1B, 1st floor, North West side, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

Flat no. 3A, 3rd floor, North East side, carpet area 671 sq.ft., built up area 911 sq.ft., super built up area 1139 sq.ft. more or less.

Two car parking space i.e., parking space no. 3 and 4 parking space 135 sq.ft. each & 56 sq.ft. more or less, Two wheeler parking ground floor as per proposed sanction building plan and Rs. 20,00,000/- (Rupees Twenty Lakhs) only total consideration money not refundable.

Payment Terms :

1) At the time of Development agreement	Rs. 14,00,000/-
2) At the time of 2 nd floor roof casting	Rs. 2,00,000/-
3) At the time of Top floor roof casting	Rs. 2,00,000/-
4) At the time of brick wall	Rs. 2,00,000/-

THE SCHEDULE 'C' REFERRED TO

DEVELOPER'S ALLOCATION : G+III storied building Total Number of flats 3 (Three), shop and car parking as per the sanction plan by the Rajpur Sonarpur Municipality.

2nd floor , flat no. 2A, North East site, carpet area 671 sq.ft., built up 911 sq.ft., super built up 1139 sq.ft. more or less.

2nd floor, flat no. 2B, North West site, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

3rd floor, Flat no. 3B, north West site, carpet area 704 sq.ft., built up area 950 sq.ft., super built up area 1188 sq.ft. more or less.

Ground floor owner allocation and common area except ground floor area parking no. 1, 2 & 5 & Store/Shop/Two wheeler parking developer allocation.

THE SCHEDULE-“D” ABOVE REFERRED TO

(CONSTRUCTION SPECIFICATION)

The Quality of the structure as well as the specification shall be followed by the developer.

BOUNDARY WALL	Upon 4" height
STRUCTURE	R.C.C. framed structure, (as per sanction plan)
INTERIOR WALLS	8" thick outer brick work, 5" and 3" thick partition Brick wall with a plaster , wall putty finish.
FLOORING	Floor tiles 2ft. x 2ft. or 2ft. x 4ft. vitrified tiles as per developer choice.
KITCHEN	Kitchen tiles up to window height, with black stone Green Marble top wall up to window height.

TOILET	Mat finished tiles flooring with dado walls of 7ft. height glazed tiles from the floor with good quality of C.P. fittings and white colour sanitary ware provision of Hot and cold water (for common toilet).
DOOR WINDOW	Wooden frame (shawl) and flash doors.
WINDOW	Aluminum sliding frame window with grill.
BALCONY	Upto 3.6ft. railing.
WRING	Concealed insulated copper writing within each flat
BED ROOM (EACH)	3 Nos. light point 1 fan point 1 plug point 1 AC Point,
DRAWING / DINNING	3 Nos. light point 2 nos. fan point 2 power point 1 plug point 1 AC Point
BATHROOM	1 common toilet Geyser Point 1 no. light point 1 Exhaust point 1 washing machine point
KITCHEN	1 no. light point 3 no. Plug point 1 no. Chimney point 1 Exhaust point 1 Aqua guard point
EXTRA POINT	1 calling bell point 1 light point at main gate of flat 1 telephone line 1 no. T.V. cable line at every flat.
EXTERIOR	Outside colour paints as per developer (weather coat) choice. Stair case, marble & Still reeling.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY THE
OWENRS AND DEVELOPER HERETO AT
KOLKATA

in presence of:-

WITNESSES:-

1. *Arup Singh*
Gorakhpur
Kol- 700152

2. *Arun Kumar Seal*
Rabindra Nagar
Los Angeles
Kol- 700152

Ritwick Seal

SIGNATURE OF THE OWNER

S. R. S. DEVELOPERS

Srijit Seal
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by me:

Amitabha Roy
Advocate

Alipore Criminal Court
Kolkata-700027

103/236/1984

MEMO OF CONSIDRATION

RECEIVED a sum of **Rs. 14,00,000/- (Rupees Fourteen Lakhs)** only from the S.K.S. Developer herein as per following manner :-

Date	Cheque/Cash	Bank	Amount
1/7/2025	038091	SBI (Ramgarh Br.)	2,50,000/-
2/7/2025	038098	SBI (Ramgarh Br.)	2,50,000/-
4/7/2025	038101	SBI (Ramgarh Br.)	2,50,000/-
8/7/2025	038103	SBI (Ramgarh Br.)	2,50,000/-
11/7/2025	038114	SBI (Ramgarh Br.)	1,25,000/-
16/7/2025	038118	SBI (Ramgarh Br.)	2,75,000/-
			14,00,000/-

(Rupees Fourteen Lakhs) only

WITNESSES :-

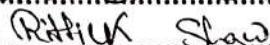
1) Arun Singh
Guria, Pancheta
Kol-700152

2) Arun Kumar Seel
Roshniwara, 14 agar
Los Kapoor
Kol-700153

Ritick Shaw
SIGNATURE OF THE OWNER

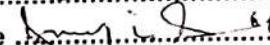
	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RITICK SHAW

Signature 

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUJIT SHAW

Signature 

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

Govt. of West Bengal
 Directorate of Registration & Stamp
 Revenue
 GRIPS eChallan



192025260159749638

GRN Details

GRN:	192025260159749638	Payment Mode:	SBI Epay
GRN Date:	15/07/2025 11:11:41	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	5349572457240	BRN Date:	15/07/2025 11:12:00
Gateway Ref ID:	CHU0320794	Method:	State Bank of India NB
GRIPS Payment ID:	150720252015974962	Payment Init. Date:	15/07/2025 11:11:41
Payment Status:	Successful	Payment Ref. No:	2002006630/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name: Mr SUJIT SAHA
 Address: Sonarpur, PIN:- 700153
 Mobile: 8240311323
 Period From (dd/mm/yyyy): 15/07/2025
 Period To (dd/mm/yyyy): 15/07/2025
 Payment Ref ID: 2002006630/1/2025
 Dept Ref ID/DRN: 2002006630/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002006630/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002006630/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14021
Total				33942

IN WORDS: THIRTY THREE THOUSAND NINE HUNDRED FORTY TWO ONLY.



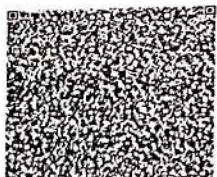
भारत सरकार
Unique Identification Authority of India

Enrolment No.: 1040/94392/22319

To
Arup Singh
S/O: Ajit Singh
deshbondhu nagar
sabujnsangha club
Rajpur Sonarpur (M)
Panchpota
South 24 Parganas West Bengal - 700152
9748978687

Download Date: 26/02/2018

Generation Date: 26/02/2018



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6588 2579 7912

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Arup Singh
Date of Birth/DOB: 14/01/1987
Male/ MALE



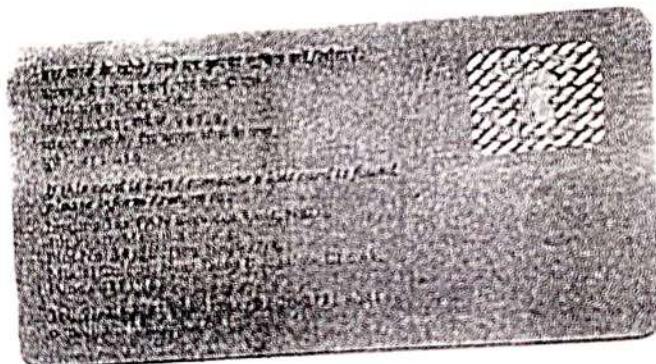
6588 2579 7912

मेरा आधार, मेरी पहचान

Arup Singh



Ritick Shaw



आयकर विभाग
INCOME TAX DEPARTMENT

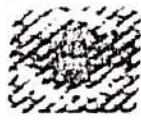
SUJIT SAHA
AMAR CHANDRA SAHA

28/12/1967

AMAPS2663P

Sujit Saha

भारत सरकार
GOVT. OF INDIA



0502011

Sujit Saha.



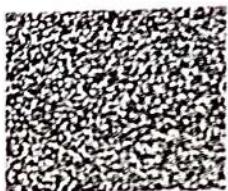
भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0649/42651/01261

To
Ritwick Shaw
S/O: Kishore Lal Shaw
GARIA BARMANS FARTABAD
Rajpur Sonarpur (M)
Garia
South 24 Parganas West Bengal - 700084
9748869442

Signature valid

आपका आधार नंबर / Your Aadhaar No.

8764 6636 1242
VID: 9158 8415 1401 8963

मेरा आधार, मेरी पहचान

Document Date
03/06/2020



Ritwick Shaw
Date of Birth/DOB: 03/06/2000
Male / MALE

Document Date
03/06/2020

8764 6636 1242
VID: 9158 8415 1401 8963
मेरा आधार, मेरी पहचान



Government of India



मुद्रना

- आधार पहचान का प्रमाण है, नागरिकता को नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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- Aadhaar कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- Aadhaar में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को उपयोग कराते होने पर रखें, mAadhaar App को साथ।

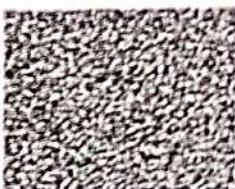
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण / Unique Identification Authority of India



Address:
S/O: Kishore Lal Shaw, GARI BARMANS
FARTABAD, Rajpur Sonarpur (M), South
24 Parganas
West Bengal - 700084



8764 6636 1242
VID: 9158 8415 1401 8963

      www.mha.gov.in

Ritwick Shaw



Omprakash



Major Information of the Deed

Deed No.:	I-1629-03541/2025	Date of Registration:	22/07/2025		
Query No / Year:	1629-2002006630/2025	Office where deed is registered:			
Query Date:	13/07/2025 10:45:41 AM	A.D.S.R. GARIA, District: South 24-Parganas			
Applicant Name, Address & Other Details	Arun Kumar Seal Rabindranagar, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 8240311323, Status :Solicitor firm				
Transaction	Additional Transaction				
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]			
Set Forth value:	Market Value				
Rs. 5,00,000/-	Rs. 1,01,89,884/-				
Stamp Duty Paid (SD)	Registration Fee Paid				
Rs. 20,021/- (Article:48(g))	Rs. 14,021/- (Article:E, E, B)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Side Road/ Canal Side Road, Mouza: Barhans Fartabad, Ward No: 29, Holding No:45 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1395	Baslu	Bagan	4 Katha 2 Chatak 26 Sq Ft	4,90,000/-	1,00,69,884/-
	Grand Total :			6.8658 Dec	4,90,000/-	100,69,884/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road.

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	10,000/-	1,20,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	400 sq ft	10,000 /-	1,20,000 /-	

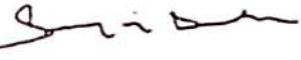
Land Lord Details:

Sl. No.	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr RITICK SHAW Son of Late KISHORE LAL SHAW Executed by: Self, Date of Execution: 22/07/2025 Admitted by: Self, Date of Admission: 22/07/2025 ,Place of Execution: Office</p> <p>TRIBENI APARTMENT, GARIA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.: NExxxxxxxx7A, Aadhaar No: 87xxxxxxxxx1242, Status :Individual, Executed by: Self, Date of Execution: 22/07/2025 , Admitted by: Self, Date of Admission: 22/07/2025 ,Place : Office</p>	 <p>22/07/2025</p>	 <p>Captured</p>	 <p>22/07/2025</p>

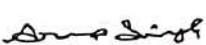
Developer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<p>S K S DEVELOPERS E-185, RAMGARH, RAMKRISHNA APARTMENT, GROUND FLOOR, City:- Not Specified, P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-1XX7 , PAN No.: AMxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr SUJIT SAHA (Presentant) Son of Late AMAR CHANDRA SAHA Date of Execution - 22/07/2025 , Admitted by: Self, Date of Admision: 22/07/2025, Place of Admission of Execution: Office</p> <p>521, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AMxxxxxx3P, Aadhaar No: 89xxxxxxxx3461 Status : Representative, Representative of : S K S DEVELOPERS (as PROPRIETOR)</p>	 <p>22/07/2025 11:13AM</p>	 <p>Captured</p>	 <p>22/07/2025</p>

Identifier Details :

Name	Photo	FingerPrint	Signature
Mr ARUP SINGH Son of Mr AJIT SINGH GARIA PANCHPOTA, CIN- P.O:- PANCHPOTA, P.S: Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152		 Captured	

Identifier Of Mr RITTICK SHAW, Mr SUJIT SAHA**Transfer of property for L1**

SLNo	From	To. with area (Name-Area)
1	Mr RITTICK SHAW	S K S DEVELOPERS-6.86583 Dec

Transfer of property for S1

SLNo	From	To. with area (Name-Area)
1	Mr RITTICK SHAW	S K S DEVELOPERS-400.00000000 Sq Ft

Endorsement For Deed Number : I - 162903541 / 2025

On 22-07-2025

[Redacted] Rule 43, W.B. Registration Rules 1962)

Certificate of Admissibility of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
(g) of India No. 1899.

Presented under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for Registration at 11:00 hrs on 22-07-2025, at the Office of the A.D.S.R. GARIA by Mr SUJIT SAHA .,

Certified that the Net Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs
1,77,25,564/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 22/07/2025 by Mr RITTICK SHAW, Son of Late KISHORE LAL SHAW, TRIBENI
APARTMENT, GARIA MAIN ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN -
700084, by caste Hindu, by Profession Business

Indefited by Mr ARUP SINGH, , Son of Mr AJIT SINGH, GARIA PANCHPOTA, P.O: PANCHPOTA, Thana: Sonarpur,
, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-07-2025 by Mr SUJIT SAHA, PROPRIETOR, S K S DEVELOPERS (Sole Proprietorship),
E-185, RAMGARH, RAMKRISHNA APARTMENT, GROUND FLOOR, City: - Not Specified, P.O:- NAKTALA, P.S:-
Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indefited by Mr ARUP SINGH, , Son of Mr AJIT SINGH, GARIA PANCHPOTA, P.O: PANCHPOTA, Thana: Sonarpur,
, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,021.00/- (B = Rs 14,000.00/- ,E = Rs
21.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 14,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/07/2025 11:12AM with Govt. Ref. No: 192025260159749638 on 15-07-2025, Amount Rs: 14,021/-,
Bank: SBI EPay (SBEPay), Ref. No. 5349572457240 on 15-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20.021/- and Stamp Duty paid by , by Stamp Rs
100.00/-, by online = Rs 19,921/-

Description of Stamp

1, Stamp: Type: Impressed, Serial no 837, Amount: Rs.100.00/-, Date of Purchase: 14/07/2025, Vendor name:
Debprasad Biswas
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/07/2025 11:12AM with Govt. Ref. No: 192025260159749638 on 15-07-2025, Amount Rs: 19,921/-,
Bank: SBI EPay (SBEPay), Ref. No. 5349572457240 on 15-07-2025, Head of Account 0030-02-103-003-02



Sanjeev Kumar Shaw
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2025, Page from 80066 to 80101
being No 162903541 for the year 2025.



Digitally signed by SANJEEV KUMAR SHAW
Date: 2025.07.22 11:44:25 +05:30
Reason: Digital Signing of Deed.

(Sanjeev Kumar Shaw) 22/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.